



City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Plan Commission Minutes June 25, 2020

CALL TO ORDER

John Janek called the meeting of the Plan Commission to Order on Thursday, June 25, 2020, at 5:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited.

ATTENDANCE/ROLL CALL

**Members Present: John Janek, Shirley Howard, Mark Davis, Peggy Cunningham, Roger Tracy, Don Scaturro, Wayne Reuter, Ritch Alexander and Frank Orris were present.
Excused absence: Mary Jo Akeman**

Also present were: Zoning Administrator Steve Willaredt, Attorney Derek Filcoff, and Aldermen: Bob Pickerell, Dan McDowell and Gerald Williams.

MINUTES/AGENDA

**Motion to approve the Minutes from the previous meeting March 9, 2020 and this evening's Agenda was made by Ritch Alexander and second by Roger Tracy.
All in favor. Motion carried.**

COMMENTS BY THE CHAIRMAN

The Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Wednesday, July 7, 2020.

COUNCIL REPORT

No Report

DISCUSSION

John Janek explained that the Petitioner is requesting Special Exemption Permit that gives a blanket application for replacement of any Manufactured home within the Mobile Home Park district as long as Petitioner is the owner of the applicable real estate with manufactured homes up to 20 years old.

Nick Najjar, of St. Louis and the operator of Parktown Mobile Home Park addressed the Plan Commission. Mr. Najjar stated that they recently acquired this property and have been in talks with the mayor and the zoning official regarding the ability to move in new/used manufactured homes to the property, to improve the property. The previous owners had pretty much run the property in the ground and had not put any effort into maintaining it. They have taken care of 15 code violations from the previous owner and are in the process of cleaning the property up.

John Janek stated that he had been out to the Mobile Home Park to drive around and stated that the property looked terrible. 29 mobile homes occupied and 15 unoccupied on 81 lots. Some of the homes are in very bad shape.

Mark Davis asked what the Ordinance actually states.

Steve Willaredt read the Ordinance as of June 1, 2008. The ordinance states that any replacement of an existing mobile home within a mobile home district (R-6) Mobile Home Park, in the City of Granite City, can be replaced with another mobile home provided such replacement takes place within 21 days from the initiation of the removal of the existing mobile home. The replacement home should be new and not previously occupied. The replacement mobile home shall comply with all applicable city ordinances and the minimum setback requirements within the district in which the mobile home is located. Failure to comply the city may change the zoning of the mobile home park to an R-2 or R-3 zone.

Mr. Najjar stated that all of the homes that they would bring in would be HUD approved and would pass occupancy. But due to the current Ordinance and the wording, it would not be able to do that and he was directed to the Plan Commission. He explained that they sell new mobile homes, but not everyone is able to afford a \$50,000.00 mobile home, while others can afford a used mobile home for around \$15,000.00.

Peggy Cunningham asked if there is a limit as to how many can live in a home. Steve Willaredt explained that it depends on the size of the bedrooms.

Mr. Najjar stated that they just recently purchased the property a week earlier. So they have not had much time to go in and do a lot.

Frank Orris asked Steve Willaredt if the mobile home would still have to pass inspections before it could be sold. And John Janek asked how an inspection of the mobile home could be conducted before the mobile home was hauled into the Mobile Home Park. So what happens if it is hauled in and set up and fails inspections.

Mr. Najjar stated that the mobile homes would have to pass city and state inspections before they can be occupied.

Derek Filcoff explained that the Illinois State Mobile Home Act, doesn't apply in a Homerule, which Granite City is, situation. He explained that the units were manufactured to be compliant with HUD at that time, but do they comply with HUD today. That is the question that the City Inspector would determine.

Mr. Najjar explained that the age of the home really has no bearing on the quality of the home, but has everything to do with who owned the home and how well they took care of it. He stated that he has seen homes that were built in 1976 that are in better shape than one built in 2008.

Wayne Rueter asked if there were any rentals in the park. Mr. Najjar stated NO.

Roger Tracy asked how many homes do you have ready to bring in and where would he get them from? Mr. Najjar explained not sure of the amount at this time and that they would purchase from manufacturers and online.

Ritch Alexander asked what the primary focus would be. Mr. Najjar stated that he would like to clean up the existing Mobile Home Park and to bring in New and Used Mobile Homes to the property to sell. Ritch Alexander asked if they would have onsite people to maintain and take care of the property. Mr. Najjar said Yes.

John Janek explained that before he will even put this to the Plan Commission for a vote he wants the property cleaned up. (No garbage, no tree limbs etc...)

Mr. Najjar explained that he was under the impression after speaking with the Mayor and the City Attorney that this meeting was a formality and that everything had been discussed and approved. Steve Willaredt explained that he had not spoken with the Mayor about this and if he spoke to a City Attorney he was not told about it. Steve explained that this is a recommending body that would approve or deny the petition and then it would go before the City Council to either concur or deny a petition.

Bob Ketcherside who is a neighbor of the Mobile Home Park. Expressed his concerns with the previous and/or future management and their ability maintain the park. He voiced his objections.

Alderman Gerald William explained that the mobile home park has been nothing but trouble in his Ward. He stated that they are not built to last. He objects to mobile homes over 10 years of age.

Alderman Bob Pickerell stated that the place needs to be cleaned up.

Alderman Dan McDowell asked about the other park that they own. He also stated that he would love for the area to be cleaned up. He is not necessarily for or opposed to this. He just wants everyone to focus on the future and not the past.

John Janek explained that he would like to put this to a vote but he would like the property cleaned up.

Frank Orris asked that this be tabled.

Steve Willaredt explained that this petition is about the property being zoned C-6 Mobile Home Park, it doesn't have anything to do with the park itself. It has to do with, whether or not they can bring in 20 year old mobile homes.

Mark Davis asked if they would be able to according to the Ordinance refill the empty lots.

Derek Filcoff asked Mr. Najjar to come back up and reiterated that the petition asks for Special Exemption Permit that gives blanket application for replacement of any manufactured home in the mobile home park. And he asked Steve to read the Ordinance again.

Steve Willaredt read that portion again; the ordinance states that any replacement of an existing mobile home within a mobile home district (R-6) Mobile Home Park, in the City of Granite City, can be replaced with another mobile home provided such replacement takes place *within 21 days from the initiation of the removal of the existing mobile home*. (Steve W. believes that this portion of the Ordinance is in error and should have meant outside of a mobile home park) He explained that with it being a C-6 Mobile Home Park, he didn't know how they could deny another mobile home coming in. That is what it is designed for. The new part has been changed, it used to be 10 years old. (2008) Mobile home must be new/unused.

Derek Filcoff recommended that the Board table the petition for further consideration of the Ordinance and Petition. Within 30 days.

Steve Willaredt ask Mr. Najjar if 30 days would be long enough to get it cleaned up?

Mr. Najjar stated that there are 2 different issues here. 1-the cleanup of the property. 2. Is a legal issue. He stated that they had what he believed to be a worked out agreement. He stated that they should be able to move or replace trailers the same way they were able to do in the 70's when the park was built. He feels the new Ordinance should not determine whether or not their ability to replace. Steve Willaredt stated that he disagreed. Derek Filcoff stated that a change in ownership might make the Ordinance applicable. Mr. Najjar stated that he is not an attorney, and all that he is saying is, his legal counsel and the city legal counsel, the Mayor and he thought that Steve Willaredt was (Steve stated he was not) involved in those conversations as well, had worked out an agreement to do this (to move in trailers of at least 20 years of age, pass inspection for occupancy permit before move in.

Steve Willaredt explained that he has no such agreement.

Derek Filcoff stated he has had no contact with Mr. Konzen about this.

Mr. Najjar said that he has an email from the City Attorney that states that you are a recommending body.

Steve Willaredt explained that the Plan Commission is a recommending body and that the City Council makes the final determination. The Mayor nor the City Attorney can go beyond what is in the Zoning Ordinance. They can't supersede or make an agreement without the City Council. Steve Willaredt stated if Mr. Najjar has an email, he would like to see it.

Steve Willaredt reiterated that the issue on the table is whether or not used mobile homes may be brought into the mobile home park. This petition has nothing to do with the cleanliness. Steve W. said that he would deal with that.

Derek Filcoff stated that if there were prior conversations with the City Attorney, Brian Konzen then he would like to take the opportunity to confer with him.

Steve Willaredt agreed with Derek F. about conferring with City Attorney Brian Konzen.

John Janek stated that they would hold the next meeting on July 23, 2020.

MOTION By Don Scaturro, second by Peggy Cunningham to table the petition until July 23, 2020. Motion carried.

John Janek announced that Petition # 2 for 1739 Pontoon Rd had been withdrawn.

NEW BUSINESS—None

UNFINISHED BUSINESS-None

Motion by Mark Davis, seconded by Peggy Cunningham to adjourn the Plan Commission meeting. All in favor. Motion carried.

**Respectfully submitted,
Melanye Weinoffer
Secretary,
Plan Commission**

PLAN COMMISSION ADVISORY REPORT

Hearing Date: June 25, 2020

**Petition # 1 Parktown Mobile Home Park
2 Parktown Dr.
22-1-19-13-13-302-028 & 22-2-19-13-13-302-037**

Petitioner is requesting Special Exemption Permit that gives a blanket application for replacement of any Manufactured home within the Mobile Home Park district as long as Petitioner is the owner of the applicable real estate with manufactured homes up to 20 years old.

MOTION By Don Scaturro, second by Peggy Cunningham to table the petition until July 23, 2020. (8 Yes and 1 No) Motion carried.

*******End of Advisory Report*******